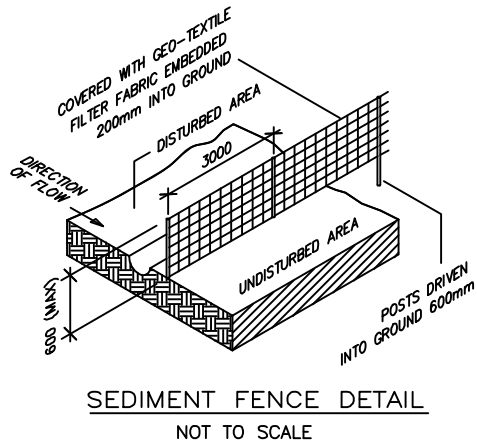
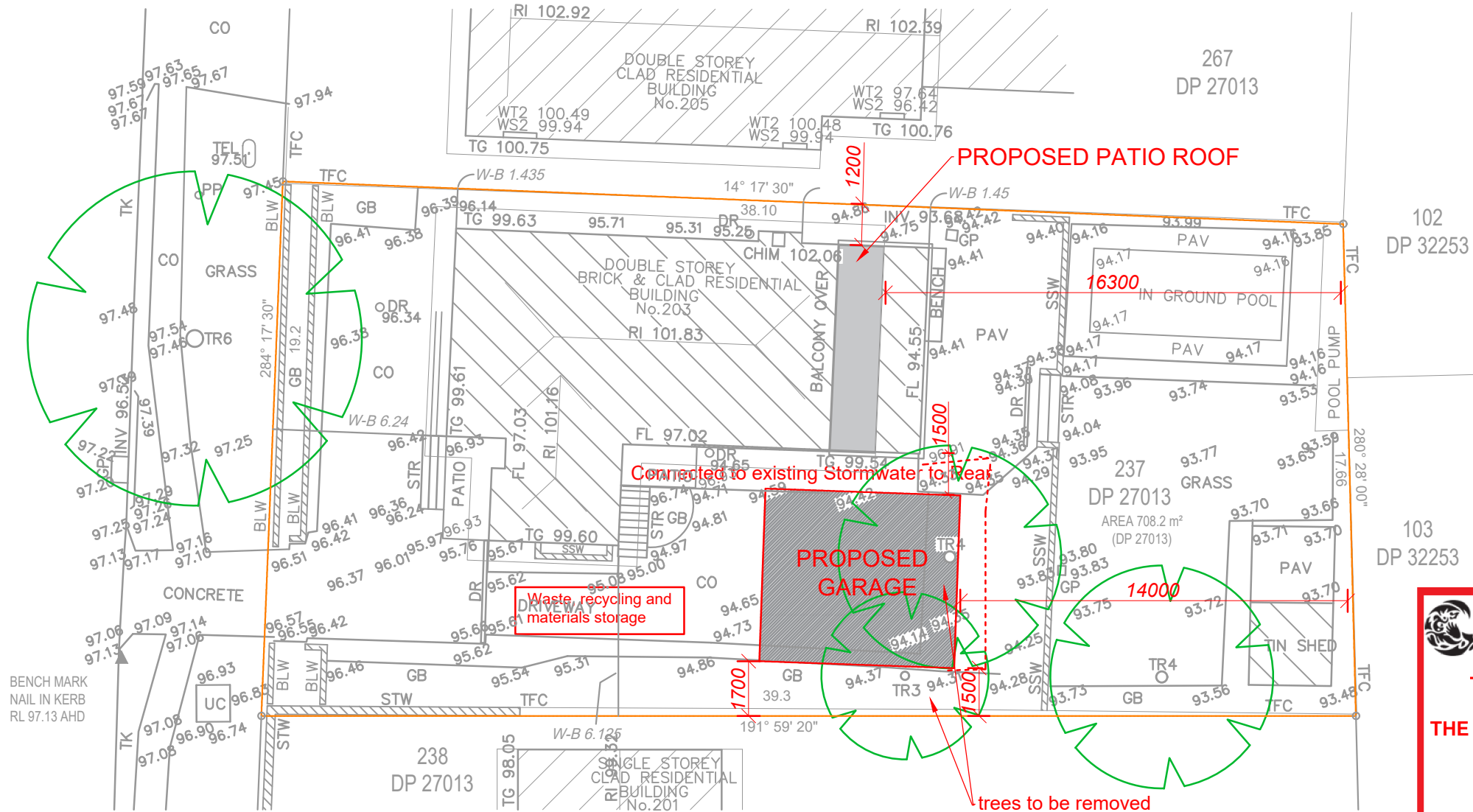




POWDERWORKS ROAD



DIAL BEFORE YOU DIG

NOTES:
BUILDER TO ENSURE THE EXACT LOCATIONS OF THE SERVICES PRIOR TO THE START OF ANY CONSTRUCTION WORK. BUILDER MUST CALL 'DIAL BEFORE YOU DIG' TO THE TO CONFIRM THE THE LOCATIONS OF THE EXISTING SERVICES.

IN THE EVENT THAT ANY SERVICES MAY BE AFFECTED WITH STRUCTURAL WORK, STRUCTURAL ENGINEER TO BE NOTIFIED AND CONSULTED IMMEDIATELY FOR REVIEWING THE STRUCTURAL DETAILS.

TOTAL SITE AREA - m2 approx	708.20		
EXISTING DWELLING	148.00		
EXISTING OTHER STRUCTURES	23.00		
EXISTING DRIVEWAY/PATHS	237.00		
TOTAL EXISTING IMPERVIOUS	408.00		
EXISTING HARD SURFACE BUILT OVER	45.00		
BALANCE IMPERVIOUS AREA	363.00		
PROPOSED PATIO ROOF/GARAGE/OFFICE	56.90		
TOTAL PROPOSED IMPERVIOUS AREA	419.90	59.29	%
TOTAL PROPOSED LANDSCAPE AREA	288.30	40.71	%



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SITE PLAN/SITE ANALYSIS

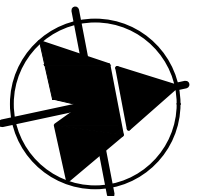
Site Plan: 1 : 200

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AMENDMENT	ISSUE	PROPOSED	FOR
22/12/20	PRELIMINARY ISSUE	A	GARAGE/PATIO ROOF
			JAMIE & NICHOLE COOK
			AT SITE ADDRESS
			203 POWDERWORKS ROAD, ELANORA HEIGHTS
			DRAWING
			SITE PLAN/SITE ANALYSIS
			LOT NO
			237
			DP
			27013
			DATE
			22/12/20
			SCALE
			1 : 200
			PROJECT NO
			CD-338/20
			DRAWING NO
			CD-338/20-V1
			SHEET NO
			1 OF 6

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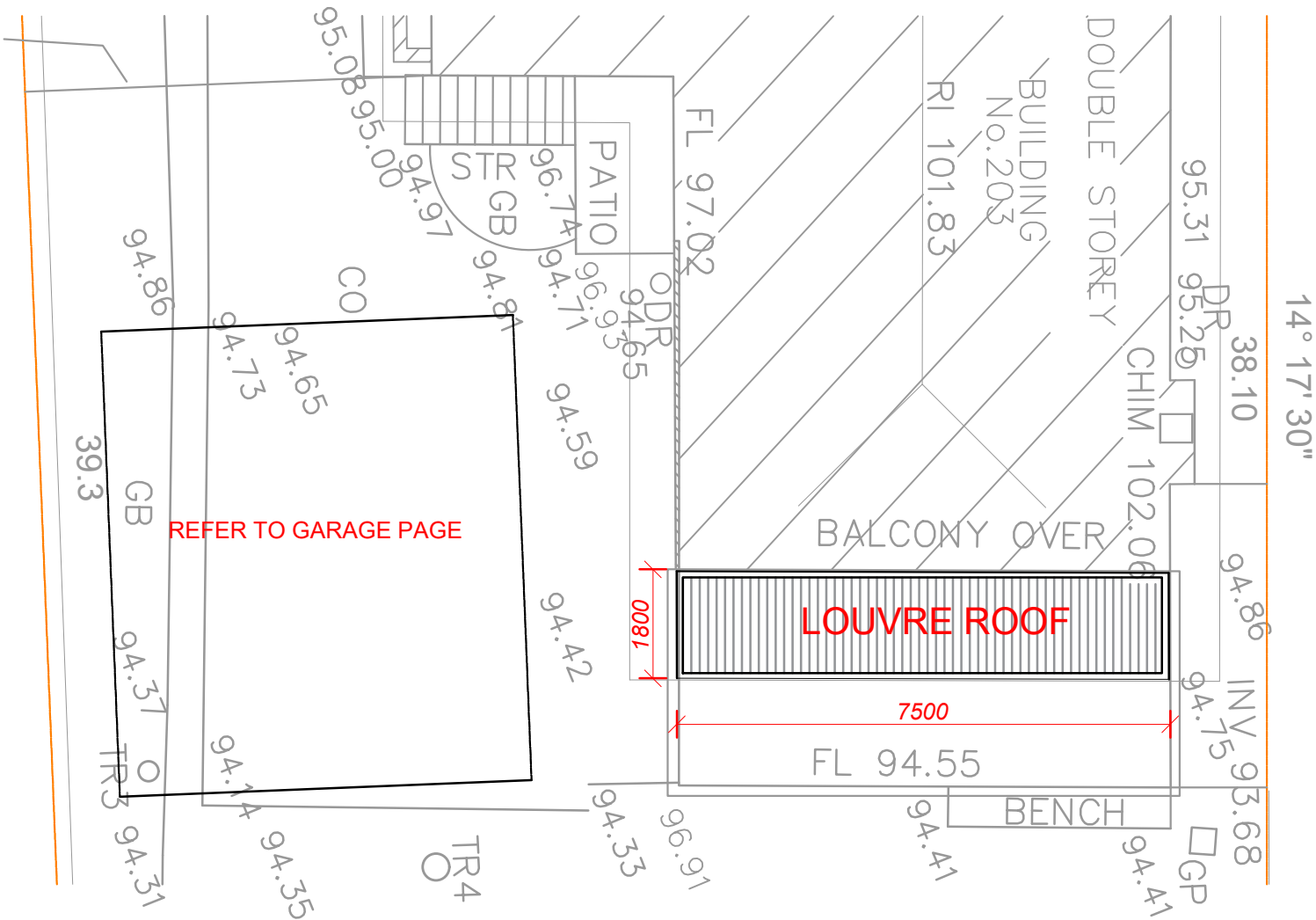


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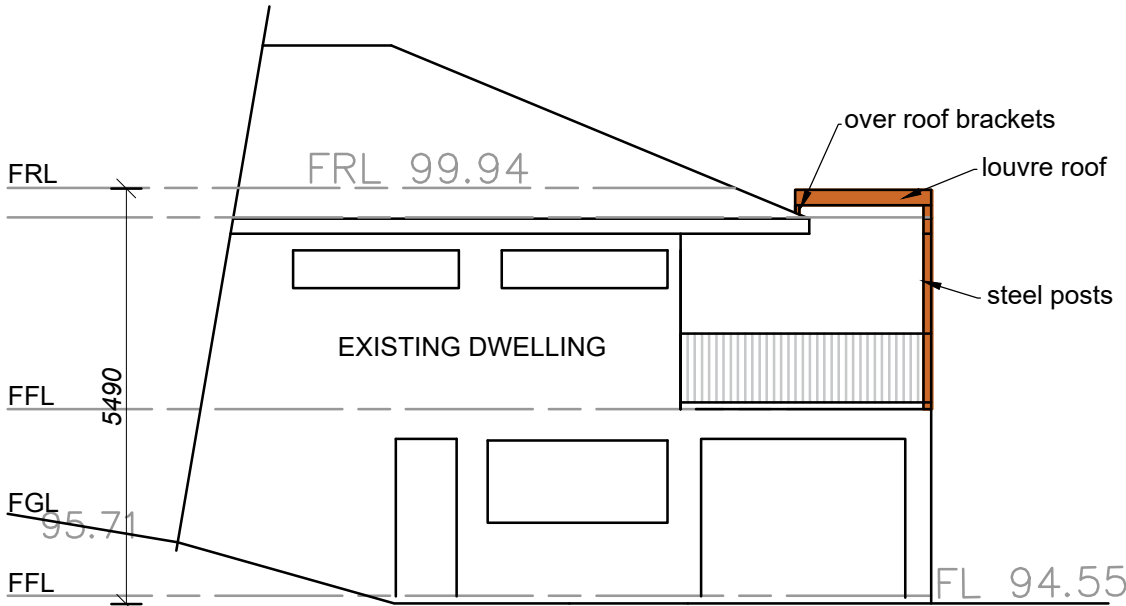
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WITH THE "BUILDING CODE OF AUSTRALIA - VOLUME 2" & TO COMPLY WITH THE FOLLOWING & ANY OTHER RELEVANT AUSTRALIAN STANDARD ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT

- TERMITE TREATMENT - Carried out in accordance with AS 3660.1 - 2000
- TIMBER FRAMING - Carried out in accordance with AS 1684
- STORMWATER - Carried out in accordance with AS/NZ 3500.3 - 2015
- WINDOWS/GLAZED DOORS - Supplied/Installed in accordance with AS 2047 - 2014
- SMOKE ALARMS - Supplied/Installed in accordance with AS 3786 - 1993
- CONCRETE - Supplied/Installed in accordance with AS 2870



FLOOR PLAN



SECTION AA

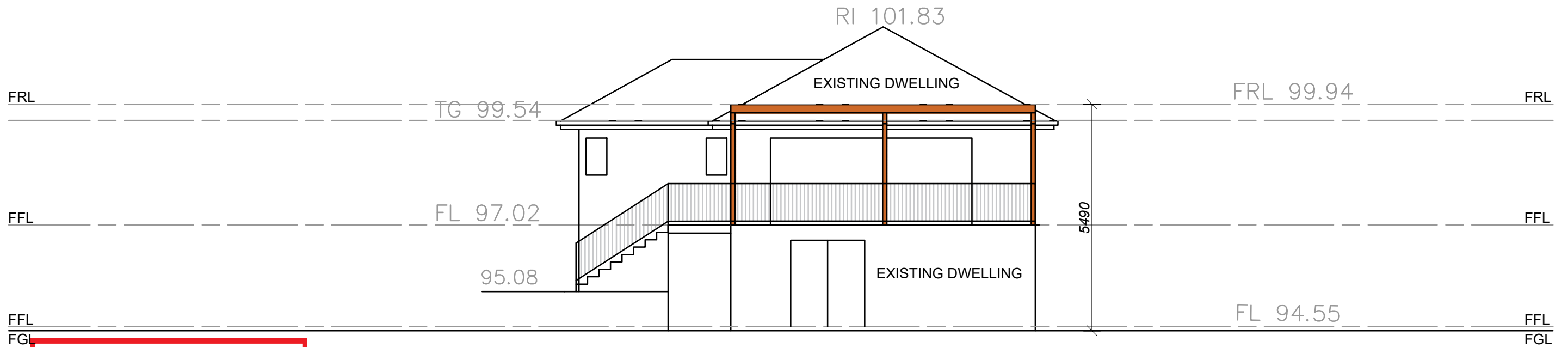
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22/12/20	PRELIMINARY ISSUE	A	PROPOSED		FOR		
DATE	FINAL ISSUE		GARAGE/PATIO ROOF		JAMIE & NICHOLE COOK		
NOTE : ALL MEASUREMENTS ARE TO BE CONFIRMED ON SITE PRIOR TO ORDERING/CONSTRUCTION ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODES DIAL BEFORE YOU DIG IS RECOMMENDED			AT SITE ADDRESS				
			203 POWDER WORKS ROAD, ELANORA HEIGHTS				
			DRAWING		LOT NO		DP
			FLOOR PLAN/SECTION		237		27013
			DATE	SCALE	PROJECT NO	DRAWING NO	SHEET NO
22/12/20	1:100	CD-338/20	CD-338/20-V1	2 OF 6			

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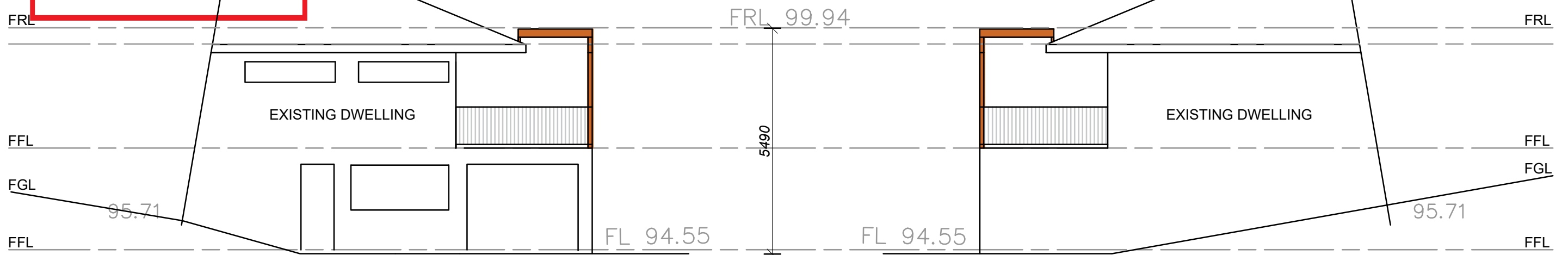


NORTH ELEVATION

 northern
beaches
council

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EAST ELEVATION

WEST ELEVATION

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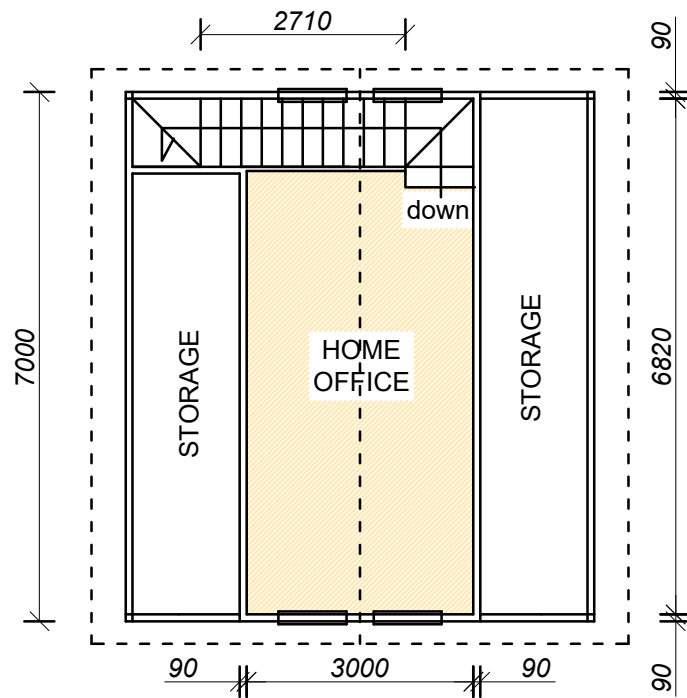
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			203 POWDER WORKS ROAD, ELANORA HEIGHTS				
			DRAWING		LOT NO	DP	
			ELEVATIONS		237	27013	
			DATE	SCALE	PROJECT NO	DRAWING NO	SHEET NO
22/12/20	1:100	CD-338/20	CD-338/20-V1	3 OF 6			

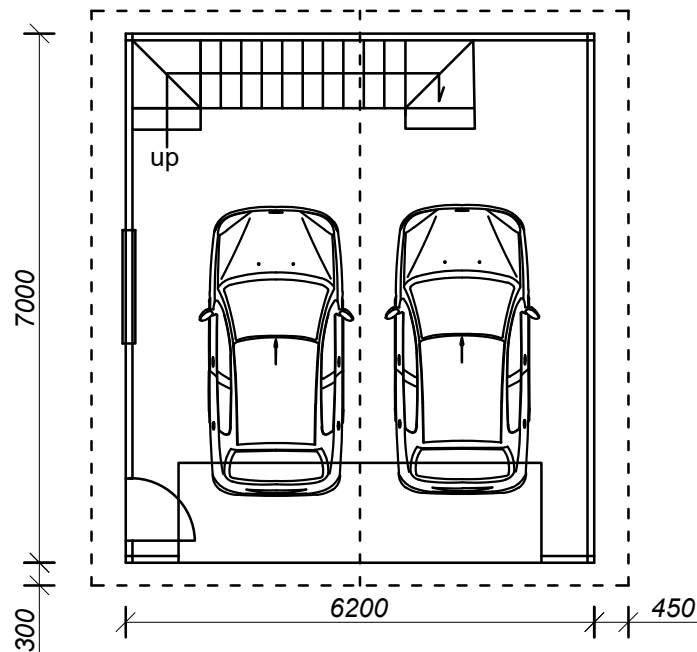
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FLOOR PLAN-MEZZANINE



FLOOR PLAN-LOWER

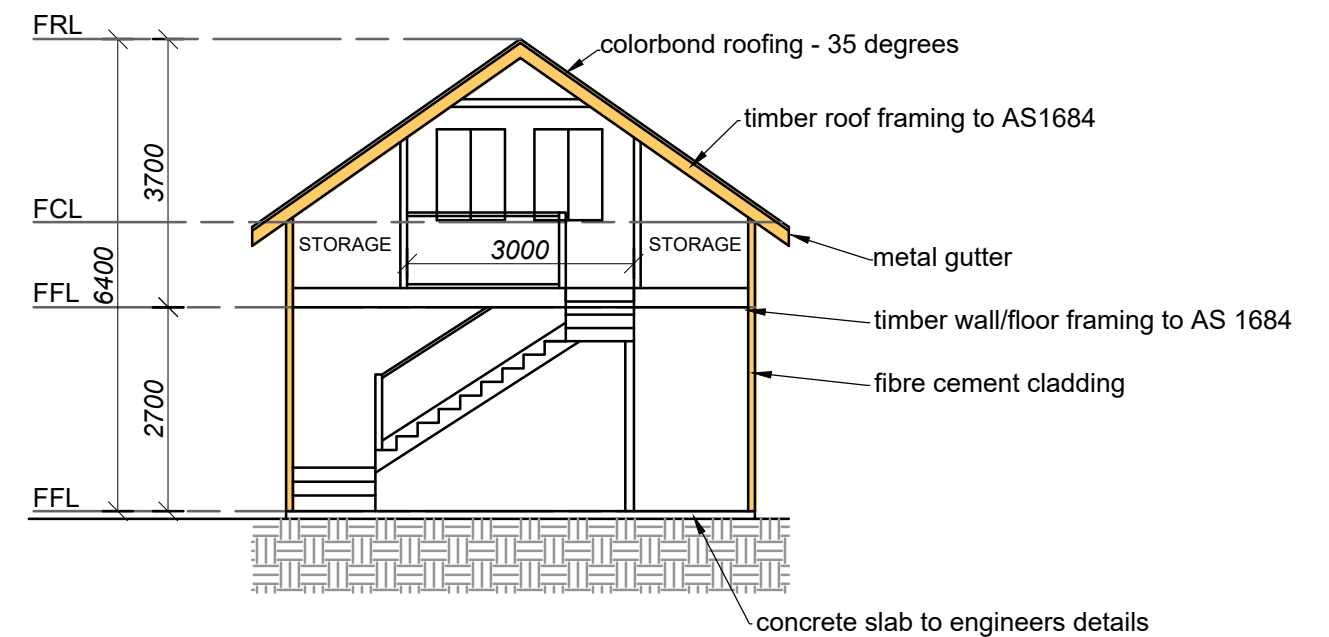
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- CONCRETE** - Supplied/Installed in accordance with **AS 2870**



SECTION AA

SCHEDULE FINISHES/COLOURS

ROOFING	TILES	DARK GREY	
WALLS	FIBRE CEMENT	LIGHT/DK GREY	
GUTTER	METAL	DARK GREY	
WINDOWS	ALUMINIUM	LIGHT GREY	

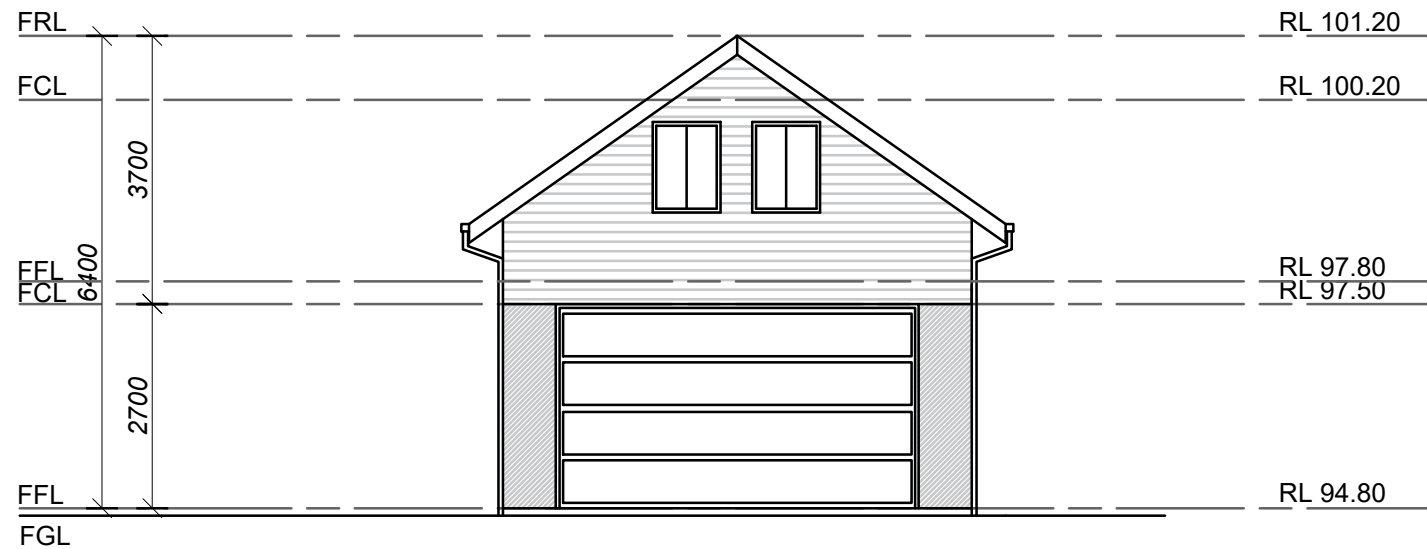
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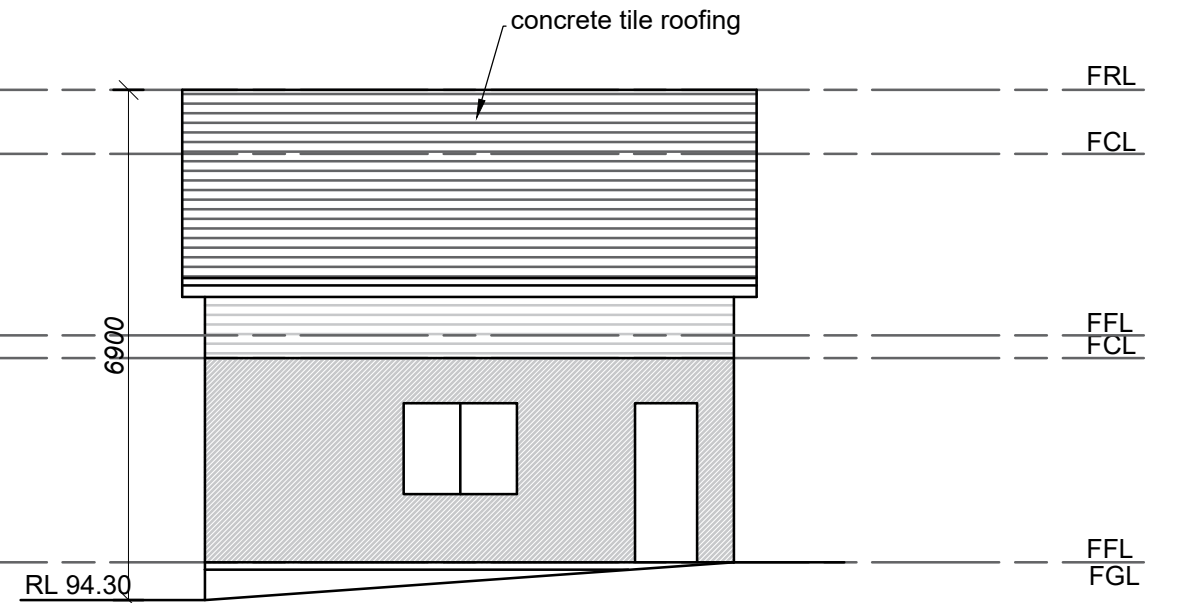
22/12/20	PRELIMINARY ISSUE	A	PROPOSED	GARAGE/PATIO ROOF		FOR		JAMIE & NICHOLE COOK		
DATE	FINAL ISSUE		AT SITE ADDRESS							
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			DRAWING				LOT NO		DP	
			FLOOR PLAN/SECTION				237		27013	
DATE		SCALE		PROJECT NO		DRAWING NO		SHEET NO		
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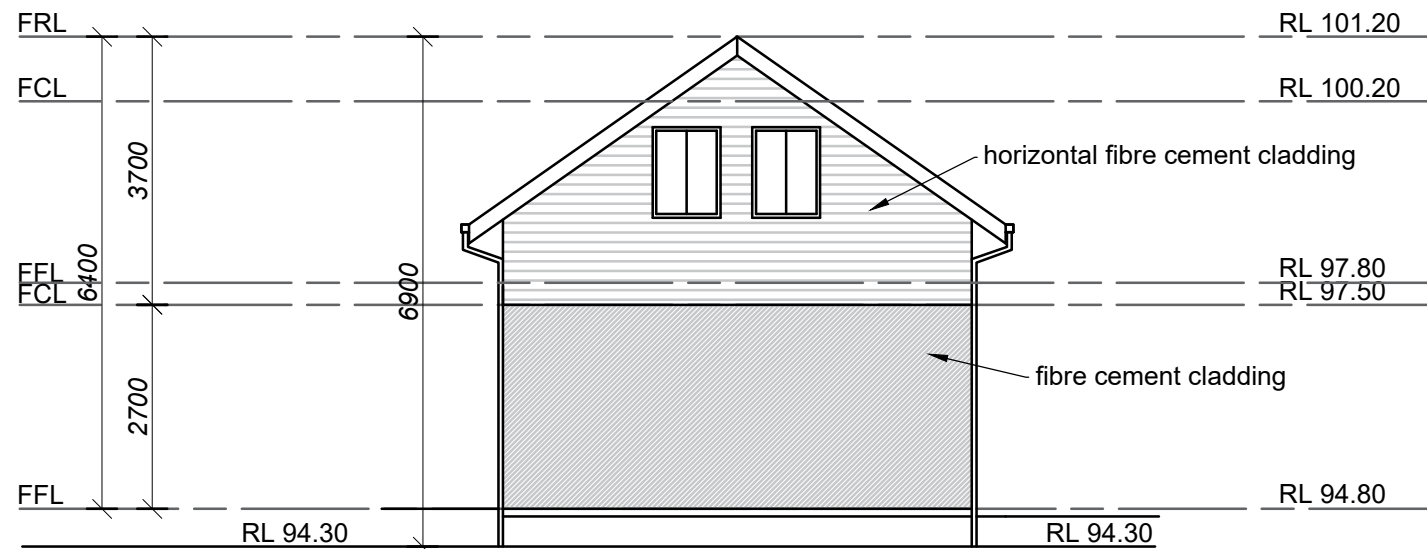
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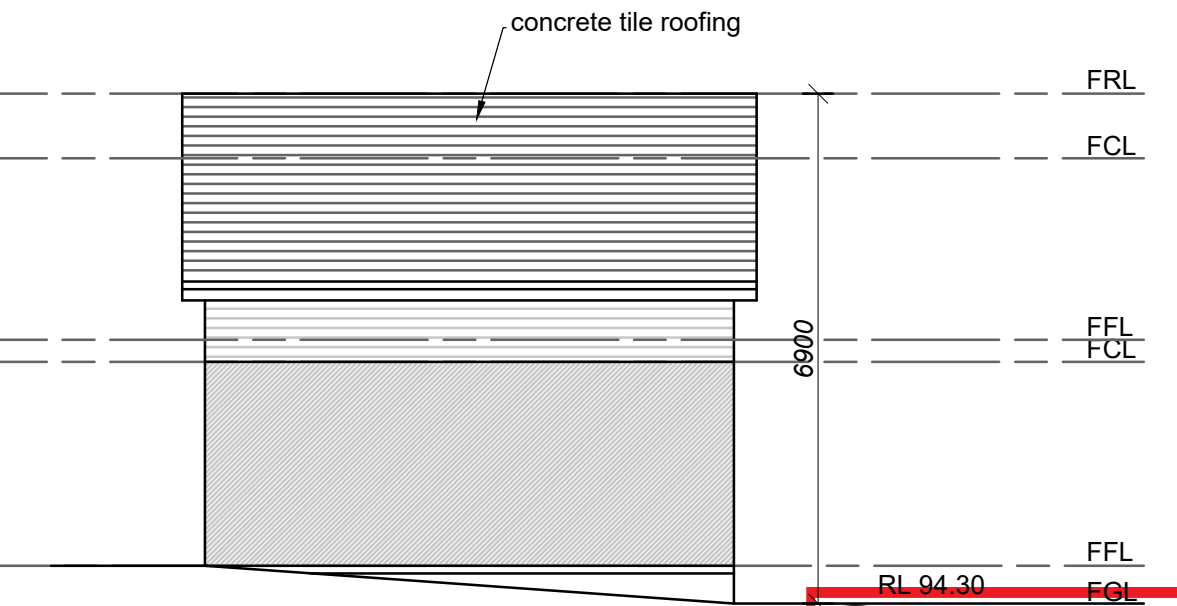
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



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22/12/20	1:100	CD-338/20	CD-338/20-V1	5 OF 6		

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